Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Trumper Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,990,000 & $2,180,000

Median sale price

Median price $2,452,000 Property Type House Suburb Camberwell

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 St Johns Av CAMBERWELL 3124	$2,240,000	11/05/2024
2	3/2 Fordham Av CAMBERWELL 3124	$2,125,000	10/04/2024
3	54 Roseberry St HAWTHORN EAST 3123	$2,110,000	23/03/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18/07/2024 10:04

3 Trumper Street, Camberwell Vic 3124

shelter. Real Estate
Tamsin Curcio
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tamsin@shelterrealestate.com.au



4 3 4

Property Type: House
Land Size: 407 sqm approx

Indicative Selling Price
$1,990,000 - $2,180,000
Median House Price
June quarter 2024: $2,452,000

Agent Comments

Flaunting incredible attention to detail, this intelligently designed and impressively appointed home delivers a sublime family lifestyle without compromise.

Comparable Properties



30 St Johns Av CAMBERWELL 3124 (REI)

3 2 2

Price: $2,240,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 475 sqm approx

Agent Comments



3/2 Fordham Av CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $2,125,000
Method: Private Sale
Date: 10/04/2024
Property Type: House (Res)

Agent Comments



54 Roseberry St HAWTHORN EAST 3123 (REI/VG)

4 2 2

Price: $2,110,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 322 sqm approx

Agent Comments

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